

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL MINUTES**

**Tuesday, December 13, 2011
To be Approved January 10, 2012
Oak Grove Middle School Library**

7:30 pm

1. **Call to Order:** Michael Casinelli called the meeting to order at 7:32 p.m.
2. **Roll Call:**
Present: Bill Herde, Michael Casinelli, Dan Neirinckx, Yvonne Purdy-Luxton, Dale Fuller, Steve Wragg, Randy White, Ray Deitchman, Judy Bohlen, Jonathan Shultz, Jean Strouf, Dan Kjonegaard
Absent: Earl Katzer
Excused: Janet Mulder and Preston Brown
3. **Motion to approve the Agenda for December 13, 2011 as posted 72 hours before the meeting and the minutes of November 8, 2011. Motion carried unanimously.**
4. **Open Forum - Opportunity for public to speak on any item not on the agenda**
 - a. **Michael announced that the Traffic Advisory Meeting's recommended speed limit of 40 MPH on Proctor Valley Road was recertified by the Board of Supervisors.**
 - b. **Yvonne Purdy-Luxton announced that the BLM has opened up comments to the board, prior to Dec.21. Sheets can be picked up from Yvonne and they are looking for riding and hiking comments.**
5. **LIQUOR LICENSE PETITION ARCO AM/PM Market, Jefferson and SR 94 -- James Sabins & Souad Yacoub** (applicant) The owner was represented by **James Sabins**, a friend of Souad and former ABC employee, presenting the proposal to change the license from beer and wine to liquor which would put them in competition with the Jamul Liquor Store across the street. However, Sabins pointed out that the car wash was losing money, and that she needs the license to keep her business open. He stated that the license is given under strict rules by ABC including no loitering, open containers, game machines, etc. The number of licenses allocated in an area is based upon the 1990 census which allows up to 5 licenses and only three existed. Now the census includes Rancho San Diego putting the number allowed to 4, and there are 7 existing with three on Jamacha. **Don Kraft** of DPLU suggested that they come before our Planning Group. **Dan Neirinckx** pointed out we don't have any info from the County and therefore no action would be taken, so we are just taking comments without giving a recommendation. **Dennis Thomas**, security for the Oak Grove School Grounds and a former police officer, stated that he is opposed to an additional liquor store in our small community. **James Sabins** stated that anyone wishing to endorse or object to the issuance of the license needs to submit to local ABC within two to three days. **Ray Deitchman** asked if the license would be transferrable to a restaurant, and **Sabins** replied, "No." **Dana Blazi**, lives nearby with two boys in their early 20s and voiced objection to the additional license. She brought up the hit and run accident of a young person on the road and the recliners in back of the AM/PM where people "loiter" in comfort which apparently violates the ABC rules.

6. **VAR 11-012, Galindo property, 14622 Lyons Valley Rd., addition in setback – Preston Brown** –Removed from the agenda. County explained to applicant it “wouldn’t fly”
7. **TPM 21189, Blanchard property, 14560 Lyons Valley Rd., parcel split – Steve Wragg, Bill Here and Yvonne Purdy-Luxton** –Parcel 1 would be 1 acre plus SR1. Parcel 2 might not meet lot size of one acre. Will need to dedicate right-of-way and question that there would still be enough land to make it consistent with existing lots. The septic was approved and it is on Otay Water. Engineer is **Thomas Love** and they are taking 2.2 acres and splitting it in half. He will make a new map to show net land and cut and fills. Noise from Skyline needs a noise restriction easement, meaning house will need to be set back, and the cut and fill slopes are a maximum of six feet. **Dale Fuller** asked where the water would go from the septic and was told it flows easterly along Gilaridas. Parcel 1 is below Skyline and Parcel 2 is above Skyline. **Steve Wragg** voiced concern regarding the possibility that the pad can be set and meet all of the setbacks required. He asked the applicant to come back with the changes. **Steve Wragg moved that the Planning Group approve in concept the plan with the revisions we requested. Motion approved unanimously.**
8. **HOLLENBECK CANYON WILDLIFE AREA / HONEY SPRINGS RANCH (DEPT. OF FISH & GAME), USE OF GROUND WATER UPDATE** –**Randy White** presented the SD County Hydrologist letter and map to the Group and reminded us that **Tracie Nelson, DF&G** brought it up in November. Randy met with **Robert Smith of the Wild Life Federation** who showed him where the ponds would be. Randy had the CEQA document used to authorize this and the first issue occurs because, out of the thirty nearby residents in the room no one was notified including the JDCPG, Rural Fire, nor the County. The CEQA document states that “no impact would be made on water.” But does not take into consideration that Honey Springs Ranch is not the Hollenbeck Canyon area. No noise studies were done, no water studies could be justified; the water report only makes references to abandoned stock ponds and appears to bury the fact that there will be new ponds. DF&G is looking at the dog ponds signed by Terry Steward and the fact that it won’t impact any ground water usage which is heavily disputed by the local residents. **Robert Smith, President of SD County Wildlife Federation** stated that lots of hunting clubs are represented by his organization. He promises not to impact the groundwater. He is a volunteer and relied upon the 1982 EIR created by Presenting Inc. This proposed water usage is minor compared to that proposed in the 1982 EIR. They looked at three options: Option 1: 1 novice pond, 1 advanced pond, and fill the puppy pond from well and maintain the level. Option 2: Haul in water from Otay to fill the pond and Option 3: move the ponds to Rancho Jamul. No action will be taken on the development until they are ready to review with neighbors. **Randy Terry**, representing the Rural Fire District, pointed out that not only was the Fire Department not notified, but the area is dependent upon well water for their very existence and draw down by the fire department could reduce neighbor’s storage of well water. Nothing was addressed about accidents and no method for the fire department to recoup expenses for accidents. This could reduce the ability for homeowners to get fire insurance. **Ralph McNeil**, Deerhorn Valley resident, is concerned about the wells going dry more often and suggested that ponds should only be created from run-off. **Tom Lamb**, Honey Springs resident, reminded us of the comment from Jim Bennett, the hydrologist, who recommends looking more at testing and the quantity of water needed. **Linda Lynn Raiburn**, Honey Springs resident, is very concerned about horses getting scared by the dogs and getting injured. **Glenn Ravel**, Honey Springs resident, is new to the area, but his son

trains dogs. If he loses his water, he may not be able to keep his home, therefore wants no ponds. **Mike Spurgeon**, Honey Springs, has lost water over the 32 years he has lived there, and he is concerned about losing more with this project. The proposed ponds are right out his front door, and additionally, he is concerned about the noise. **Alexandra Hamilton**, Mother Grundy, also is concerned about water, as she is higher on the hill. She thinks San Diego Water Authority maintains control over Hollenback Canyon Ranch, however **Dan Kjonagaard** suggested that Otay is in charge of this area. **Scott Spurgeon**, Honey Springs, reminded the group that this is an ecological preserve, and they are talking about draining the water to meet the needs of a few hunters! **Lisa Darrough** speaking for the whole group asked who poisoned the non-native eucalyptus trees, and reminded us that the area is a flood plain. In addition, she picked apart much of the CEQA report and recommended that the project should cease and desist. **Debbie Hornsby**, has owned property in the area since 1987. They have drilled seven wells and only now are they sustaining, due to the heavier rainfall last year. She is concerned about the noise from the guns and feels if her kids can't ride motorcycles, then she doesn't want guns noise either. **Kim Hamilton**, Deerhorn Valley, has document from the preserve group that seems inconsistent with reality. She stated that even **Supervisor Dianne Jacob** wasn't aware that additional wells would be drilled. **Randy White will compose a draft letter to be sent to Terri Stewart.** It will be sent out with these minutes and voted upon at the next meeting. He wants to tell them that lack of notification is the biggest concern. The documents only refer to repairing the existing pond. Other concerns that need addressing include: Who pays for the Fire Department to respond to hunting accidents? Who pays for lost homeowners insurance? How will the noise affect the horses? Will there be locks on public land? Why were the trees poisoned? Will herbicides be used to control weeds or mosquitos in ponds? **(See attached proposed draft letter)**

9. **JAMUL/DULZURA COMMUNITY EVACUATION ROUTE STUDY UPDATE -- Dan Kjonagaard** reported that the Draft final report was sent out and that corrections have been made. It is now moving back to the Consulting Group (of which Dan and Judy Bohlen are part) and then back to the Board of Supervisors for approval.
10. **Board Hearing Dec 7 on Red Tape Reduction Task Force Recommendations -- Steve Wragg was chosen by Dianne Jacob** to be her representative on this Task Force. They were looking at streamlining the process to get projects approved. Steve pointed out some of the highlights including dramatically lessening the responsibilities and influence of the Planning Groups. Steve is in a unique position as he was a former County employee, an engineer for a company that works with people designing their projects as well as a Planning Group member. He pointed out that he knows we, as Planning Group members, are all very diligent about making sure we have no conflict of interest in the projects upon which we are making recommendations, and that all of our meetings and sub-committee meetings follow the Brown Act and its transparency and notification requirements. He said that not all Planning Groups are this conscientious and some are reportedly difficult with which to work. **We will hold this matter for future discussion as it has a severe impact on Planning Groups being able to better represent their communities and giving input into the planning process prior to approval of any project.**
11. **SDG&E SUBSTATION UPDATE – Michael Casinelli talked with Joe Zulauf of SDG&E** and was told they had done further studies on all of the alternative sites, and have come to a conclusion on all of them. They are ready to present to our group their recommendations in January, and Michael will get the sub-group together before the meeting

to review their findings. **Members of the SDG&E sub-committee included, James Talbot, Janet Mulder, Dan Kjonegaard, Ray Deitchman, Michael Casinelli, Nancy McMurren, James McMurren and Dan Neirinckx.**

- 12. JAMUL INDIAN VILLAGE CASINO UPDATE – Michael has arranged a meeting with representatives from Caltrans, JDCPG, and the JIV members to get an update as to where they are in their planning. Marcia Spurgeon** learned information that Lakes Gaming plans to expand the existing facilities to encompass a large casino. She will share that information with the group going to represent our Planning Group at the meeting, as Caltrans has assured us that JIV is only planning a “small tribal hall which would have no impact on the traffic. In fact, it would be the same amount of traffic as when they had the few homes there – about 50” (before they bulldozed them down). The members will be meeting on January 10 at Caltrans offices with Laurie Berman, Director, and Gus Silva, Native American Liaison. The JDCPG members wanted to make sure that the new Director, Laurie Berman, knew that her predecessor had promised to keep the CPG “in the loop” as far as work with the JIV was concerned, that we had been assured that an encroachment permit would be required by Caltrans for any additional ingress and egress onto SR94, and that Melody Lane was the preferred ingress and egress point.

13. JDCPG OFFICER’S ANNOUNCEMENTS AND REPORTS

- a. Project application for Pio Pico Expansion**
- b. Proposed Negative Declaration on Zoning Update – given to Bill Herde, Steve Wragg, Dan Neirinckx and Yvonne Purdy-Luxton to review and report back.**
- c. Dan Kjonegaard will not be at the January 10 meeting.**

ADJOURNMENT:

Michael Casinelli adjourned the meeting at 10 p.m.

Minutes taken by:

Jean Strouf

(with thanks from Janet Mulder, Secretary)

NEXT PLANNING GROUP MEETING: TUESDAY, JANUARY 10, 2012
OAK GROVE MIDDLE SCHOOL LIBRARY

ATTACHMENT: LETTER TO CA FISH & GAME RE HOLLENBECK CANYON/HONEY SPRINGS DOG PONDS

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
P.O. BOX 613
JAMUL, CA 91935-0613**

December 30, 2011

Karen Miner
California DFG
4949 View Ridge Ave

San Diego, CA 92123

RE: HOLLENBECK CANYON DOG PONDS

Dear Ms. Minor:

At our December 13, 2011 Jamul Dulzura Community Planning Group meeting the following concerns were brought up by the residents on Honey Springs Road and surrounding area in regards to the proposed dog ponds on the CA Fish and Game property.

Concerns:

1. No notification of proposed plan given to the 53 + home owners on Honey Spring Road and others that are adjacent to this project, many of whom were present at our meeting. We feel this is a direct violation of the CEQA requirements.
2. No Notification to the San Diego Rural Fire District, or the Jamul Dulzura Community Planning Group, which are the only two, recognized local government agencies elected by the citizens of our community to act as public forums in our area.
3. a) On page 23 in the "hydrology section", question b states "substantially deplete ground water supplies or interfere substantially with ground water recharge ..." Your document checked off "no impact" What studies were performed in 2008 to substantiate that statement?
b) If you intend to perform well testing, are you going to just discharge the water or store it?
4. a) No noise study was completed regarding the effects of guns going off in this valley which is shaped like a bowl. Noise pollution not an issue?
b) One neighbor was thrown off horse due to the noise created by the guns. What affect does this new hunting space have on the local horse owners? Where is that study?
5. **Repairing of abandoned stock ponds** - The Land Management plan has only three references to this concept; the first two are on pages 2, & 6, and the third on page 34 in the second paragraph and it is the only mention of the building and filling of the new ponds. Why buried so deep in the document?
6. What happened to the exclusive use of rainwater as your only way to fill the ponds?
7. Hunting accidents incur costs: How will you reimburse our fire department and paramedics if someone gets hurt and must be treated by them?
8. Trees reportedly poisoned on this property? Reasoning?
9. Advisability of building this facility in the middle of a flood plain?
10. Is it a 100-gallon a minute pump or 400 gallons a minute pump? There seems to be a discrepancy in the different parts of the report.
11. What herbicides are to be introduced into the pond to keep the weeds from growing and effect will that have on our groundwater?
12. Can an alternative site be used on the 19,000 plus acres that are in your jurisdiction as most of that land was disturbed by farming over the last 100 years? An alternative site could be a win-win for everyone.

We are fully aware that this is California State property and as a local planning group we have no authority over this project, but in the numerous emails going back and forth it keeps coming up how your department wants to be good neighbors, and we hope that is not just rhetoric, and you will consider the plight of your neighbors if our ground water is compromised either by quantity or quality.

Over eight thousand California residents live around this huge preserve, and we feel that answers to the questions listed above should be addressed by a Department of Fish and Game representative at one of our next Jamul Dulzura Community Planning Group meetings in the year 2012 before any work is started on your end. We meet the second and

fourth Tuesday of every month, and would encourage you to contact our chair, Michael Casinelli, to be placed on the agenda as soon as possible.

Thank you for your immediate attention to this matter.

JAMUL DULZURA COMMUNITY PLANNING GROUP

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cc: Tracie Nelson, DFG
Supervisor Dianne Jacob